

2007

OPPORTUNITY DR
ROSEVILLE, CA 95678

FOR SALE
\$549,000

Property Highlights:

- Freestanding Multi-tenant Office Building
- 3,100 Building
- Seven rentable suites, with inside ADA restroom in each suite
- Two suites currently rented
- Four suites on first floor, three on the second
- M-1 Zoning
- Owner-User or Investment Opportunity

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

REMAX
COMMERCIAL

2007

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OFFERING SUMMARY

Offering Summary	
Building Address	2007 Opportunity Drive, Roseville, CA
Assessor's Parcel Number	473-150-021-000
County	Placer
Property Type	Multitenant Office Building
Building Size	3,100 sf
Land Area	11,326 sf
Sale Price	\$549,000
Percent Leased	35%
Build-out	Open area/private office & ADA restroom in each suite
Utilities	Each suite separately metered
Year built	1999
Zoning	M-1
Asset Type	Owner User or Investment

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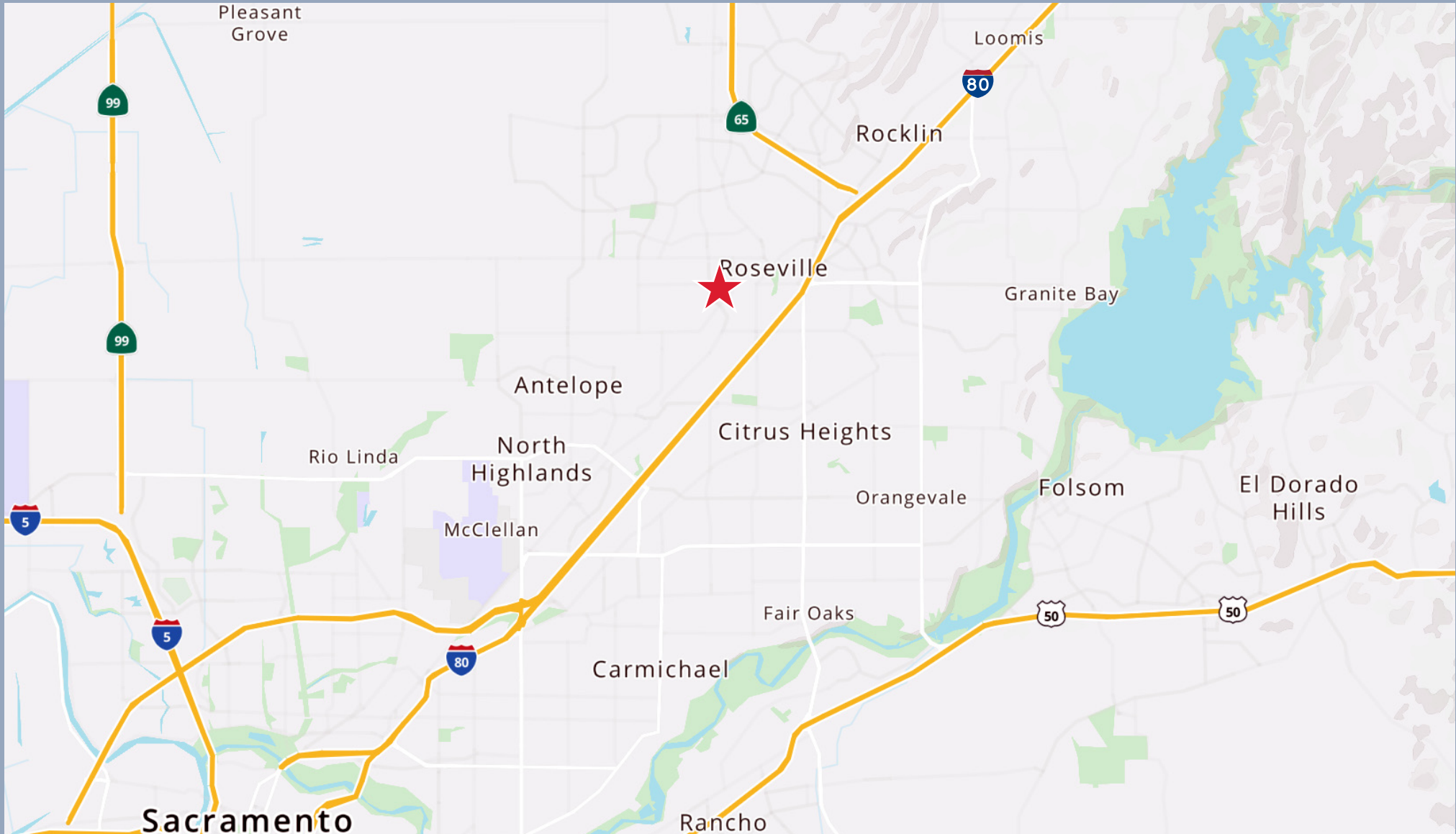
PROPERTY PHOTOS



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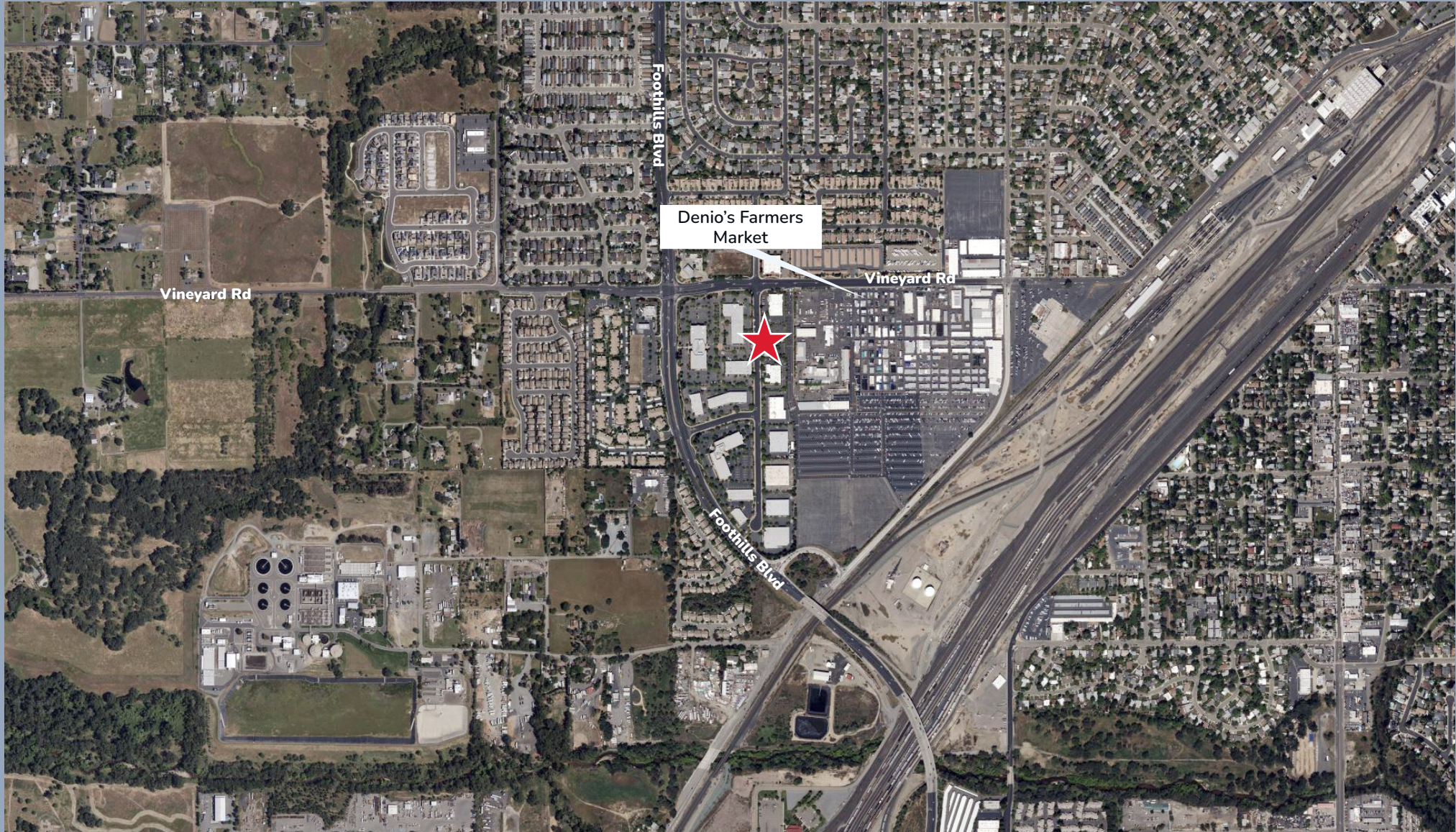
LOCATION MAP



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VICINITY MAP



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DEMOGRAPHICS

Key Facts: 5 Mile Radius



347,000
Total Population (2025)



\$120,483
Average Household Income



15,927
Businesses



118,884
Daytime Employees



82,908
Owner Occupied Households



\$586,987
Median Home value

Data obtained from CoStar

